

Village of Menomonee Falls Ordinance No. 604-O-14

**AN ORDINANCE AMENDING THE VILLAGE OF MENOMONEE FALLS
COMPREHENSIVE PLAN FOR THE PROPERTIES
LOCATED FROM PILGRIM ROAD, EXTENDING APPROXIMATELY 585 FEET EAST,
BETWEEN CLEVELAND AVENUE AND MAIN STREET
TAX KEY NUMBERS 7.109, 7.994, 7.993.007 AND 7.109.001**

WHEREAS, the Village Board is authorized by state law to adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Board adopted a comprehensive plan on December 15, 2008; and

WHEREAS, The Village desires to amend the adopted comprehensive plan to correspond with existing uses and proposed uses; and

WHEREAS, the subject lands contain 4.07 acres all together, and are more specifically described as:

Tax Key Number 7.994

That part of the Southwest $\frac{1}{4}$ of Section 2, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section 2; thence North $02^{\circ} 45'$ West along the West line of said Southwest $\frac{1}{4}$ Section, 621.50 feet to the point of beginning; thence continuing North $02^{\circ} 45'$ West along the West line of said Southwest $\frac{1}{4}$ Section, 180 feet to a point; thence North $86^{\circ} 58'$ East, 170 feet to a point; thence South $02^{\circ} 45'$ East, 180 feet to a point; thence South $86^{\circ} 58'$ West, 170 feet to the place of beginning. EXCEPTING therefrom lands conveyed in Deed recorded as Document No. 1176974. Containing 0.32 acres.

Tax Key Number 7.109

All of Block 7, Royal Manor Addition No. 1, being a Subdivision of a part of the Southwest $\frac{1}{4}$ of Section 2, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin. EXCEPT that part of Block 7, bounded and described as follows: Beginning at the Northwest corner of said Block 7, thence North $86^{\circ} 04'$ East along the South line of Cleveland Avenue, 300.00 feet to a point; thence South $3^{\circ} 56'$ East, 149.22 feet to a point; thence South $86^{\circ} 58'$ West, 303.02 feet to a point in the East line of Pilgrim Road; thence North $02^{\circ} 45'$ West along the East line of Pilgrim Road, 144.49 feet to the point of beginning. ALSO, A part of land lying North of State Trunk Highway 74 in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of Section 2, Town 8 North, Range 20 East; thence North $02^{\circ} 45'$ West along the West line of said Section 2, Town 8 North, Range 20 East, 629.50 feet; thence North $88^{\circ} 05'$ East, 407.30 feet; thence South $70^{\circ} 04'$ East, 30.00 feet; thence North $19^{\circ} 56'$ East, 29.22 feet to the point of beginning of the land to be described; thence continuing North $19^{\circ} 56'$ East, 30.78 feet; thence North $70^{\circ} 04'$ West, 42.17 feet; thence South $86^{\circ} 58'$ West, 249.12 feet; thence South $02^{\circ} 45'$ East, to a point, said point being 49 feet Northerly from the center line of STH 74; thence Easterly along an

arc (whose center lies Southerly and whose radius is 1322.24 feet) to the point of beginning. Containing 1.68 acres.

Tax Key Number 7.109.001

The lands proposed to be reclassified from the Mixed Use Land Use Classification to the Office Land Use Classification are legally described as follows:

PT BLK 7 ROYAL MANOR ADDITION NO 1 PT SW1/4 SEC 2 T8N R20E COM NW COR BLK 7 N86 04'E 300 FT S3 56'E 149.22 FT S86 58'W 303.02 FT N2 45'W 144.49 FT TO BGN 0.995 AC VOL 840/21 DEEDS EX R476/657. Containing 0.99 acres.

Tax Key Number 7.993.007

The lands proposed to be reclassified from the High Density Residential Land Use Classification to the Commercial Land Use Classification are legally described as follows:

PT LOT 1 CERT SURV 7808 VOL 67/121 PT SW1/4 SEC 2 T8N R20E COM N00°15'W 629.50 FT FROM SW COR SEC 2 S89°26'E 407.30 FT S67°34'E 29.99 FT N22°25'E 29.25 FT THE BGN N22°25'E 315.25 FT S67°34'E 125.78 FT S17°31'W 107.57 FT S13°55'E 28.34 FT S67°34'E 18.00 FT S22°25'W 166.60 FT NWLY ALG CURVE 170.92 FT TO BGN :: EX PARCEL 57 TRANSPORTATION PROJECT PLAT 2782-12-20-4.01 REC AS DOC# 4056274 :: R2747/749. Containing 1.08 acres; and

WHEREAS, 2.99 acres of the subject land are currently classified for Mixed Use Land Uses on the parcels identified by Tax Key Numbers 7.994, 7.109, and 7.109.001; and

WHEREAS, 1.08 acres of the subject land are currently classified for High Density Residential Land Uses on the parcel identified by Tax Key Numbers 7.993.007; and

WHEREAS, the Plan Commission held a public hearing regarding this request at their meeting on October 7, 2014, after publishing a class 1 notice under ch. 985 of Wis. Stats., published 33 days before the hearing was held;

WHEREAS, the Village Board finds the Comprehensive Plan, with the recommended revisions, contains all the required elements specified in section 66.1001(2) of the Wisconsin Statutes; the Comprehensive Plan, with the recommended revisions, is internally consistent; and that all procedural requirements and notice requirements have been satisfied; and

WHEREAS, the Village Board has carefully reviewed the recommendation of the Menomonee Falls Plan Commission and has given the matter due consideration, including consideration of the plan components relating to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land use and implementation; and

WHEREAS, the Village Board now determines the Comprehensive Plan, with the recommended revisions, will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Village of Menomonee Falls which will, in accordance with the existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Board of Trustees of the Village of Menomonee Falls do hereby ordain as follows:

Section 1. The Ordinance shall amend Map 18 of the Village's Comprehensive Plan, entitled *Northeast Study Area Land Use Plan*, to reclassify 2.0 acres of land on the parcels identified by Tax Key Number 7.994 and 7.109 from the "Mixed Use" Land Use Classification to the "Commercial" Land Use Classification.

Section 2. The Ordinance shall amend Map 18 of the Village's Comprehensive Plan, entitled *Northeast Study Area Land Use Plan*, to reclassify 1.08 acres of land on the parcel identified by Tax Key Number 7.993.007 from the "High Density Residential" Land Use Classification to the "Commercial" Land Use Classification.

Section 3. The Ordinance shall amend Map 18 of the Village's Comprehensive Plan, entitled *Northeast Study Area Land Use Plan*, to reclassify 0.99 acres of land on the parcel identified by Tax Key Number 7.109.001 from the "Mixed Use" Land Use Classification to the "Office" Land Use Classification.

Section 4. The Ordinance shall amend Table 47, on page 116 of the Comprehensive Plan to show 4 acres of land are located within the "Mixed Use" Land Use Category within the Northeast Study Area, and this acreage makes up 0.2% of the Study Area.

Section 5. The Ordinance shall amend Table 47, on page 116 of the Comprehensive Plan to show 200 acres of land are located within the "Commercial" Land Use Category within the Northeast Study Area, and this acreage makes up 8.3% of the Study Area.

Section 6. The Ordinance shall amend Table 47, on page 116 of the Comprehensive Plan to show 46 acres of land are located within the "High Density Residential" Land Use Category within the Northeast Study Area, and this acreage makes up 1.9% of the Study Area.

Section 7. The Ordinance shall amend Table 47, on page 116 of the Comprehensive Plan to show 26 acres of land are located within the "Office" Land Use Category within the Northeast Study Area, and this acreage makes up 1.0% of the Study Area.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 20th day of October, 2014.

By: Randall R. Newman, Village President

Date Posted: 10/24/14-11/06/14

Attest: Janice Moyer, Village Clerk